



City of Dublin

Office of the City Manager

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Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *MIG*
Date: January 9, 2014
Initiated By: Sara Ott, Sr. Project Manager
Re: Ordinance 03-14 - Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire 0.018 Acres, More or Less, Permanent Multi-Use, Utility, Grading, Utility and Drainage Easement and a 0.011 Acres, More or Less, Temporary Easement from James A. Harden and Catherine T. Harden.

Background

The City of Dublin ("City") is preparing to construct a shared use path on the western side of Dublin Road between Rings Road and Waterford Drive (the "Project"). The City must obtain property interests from various landowners located within the City in order to construct this project. The City presented offers based upon appraisals to each of these landowners.

One of the landowners that the City must obtain property interests from for the construction of the Project is James A. Harden and Catherine T. Harden (the "Grantor"). After engaging in amicable negotiations, the City has come to an agreement with the Grantor to acquire these necessary property interests pursuant to the terms outlined in this memorandum.

Acquisition

The City will be acquiring from the Grantor only those property interests necessary for the construction of the Project as depicted in the legal descriptions and maps attached to this memorandum. The City will be acquiring these property interests for their appraised value. The acquisition is detailed below:

Property Interest Acquiring	Acres	Appraised Value
Permanent Utility, Grading and Drainage Easement	0.018	\$3,525.00
Temporary Construction and Grading Easement	0.011	\$425.00
Vegetation/Natural Growth Being Removed		\$5,000.00
Total		\$ 8,950.00

Recommendation

Ordinance 03-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interests described above. Staff recommends approval of Ordinance 03-14 by emergency at the second reading/public hearing on January 27, 2013 as obtaining the property interests is necessary for the furtherance of this project.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 03-14

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE 0.018 ACRES, MORE OR LESS, PERMANENT MULTI-USE, UTILITY, GRADING, UTILITY AND DRAINAGE EASEMENT AND A 0.011 ACRES, MORE OR LESS, TEMPORARY EASEMENT, FROM JAMES A. HARDEN AND CATHERINE T. HARDEN, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct a multi-use path along Dublin Road (the "Project"); and

WHEREAS, said project requires that the City obtain certain property interests within Franklin County Parcel No. 273-000159-00 owned by James A. Harden and Catherin T. Harden (the "Grantors"), said property interests more fully described in the Exhibit labeled "A" and depicted in the Exhibit labeled "B", all attached hereto; and

WHEREAS, the City and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interests for the sum of Eight Thousand Nine Hundred Fifty Dollars (\$8,950); and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantors.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.018 acres, more or less, permanent multi-use, utility, grading and drainage easement and a 0.011 acres, more or less, temporary easement from James A. Harden and Catherine T. Harden, for the sum of Eight Thousand Nine Hundred Fifty Dollars (\$8,950), said property interests located within Franklin County Parcel No. 273-000159-00, and as more fully described and depicted in the attached Exhibits "A" and "B".

Section 2. This Ordinance is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety or welfare, and for the further reason that obtaining the property interests is necessary for the advancement of this project. The ordinance shall therefore take effect immediately upon passage.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

	1 of 2
CIP	08-009
PARCEL	34-P
PROJECT	DUBLIN MUP
Version Date	11/01/13

**PARCEL 34-P
DUBLIN ROAD SOUTH MULTI-USE PATH
PERPETUAL EASEMENT
FOR UTILITIES, GRADING, and a MULTI-USE PATH**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 10 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to James A. and Catherine T. Harden, by deed of record in Instrument Number 200802190024641, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found marking the southeast corner of said Lot 10 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the southerly line of said Lot 10, to a point being 38.00 feet left of centerline station 163+79.37;

Thence North 20 deg. 43 min. 23 sec. East, a distance of 67.89 feet across said Lot 10 to a point being 38.00 feet left of centerline station 164+47.26;

Thence North 52 deg. 33 min. 03 sec. West, a distance of 25.21 feet across said Lot 10 to a point in the northerly line of said Lot 10, being 62.15 feet left of centerline station 164+54.52;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 20.18 feet along the northerly line of said Lot 10, and along the existing southerly right-of-way line of Marion Street, to a point of tangent curvature being 42.73 feet left of centerline station 164+60.03;

Thence with the arc of a curve to the right for 18.47 feet, along the northeasterly line of said Lot 10, and along the existing southerly right-of-way line of Marion Street, having a radius of 10.00 feet, a central angle of 105 deg. 51 min. 00 sec., a chord bearing of South 32 deg. 12 min. 07 sec. East, a chord distance of 15.96 feet to a point of tangency being 30.00 feet left of centerline station 164+50.41;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 68.77 feet along the easterly line of said Lot 10, and along the existing westerly right-of-way line of Dublin Road, to the **Point of Beginning**, containing 0.018 acres, more or less.

EXHIBIT A

	2 of 2
CIP	08-009
PARCEL	34-P
PROJECT	DUBLIN MUP
Version Date	11/01/13

Of the above described area, 0.018 acres are contained within Franklin County Auditor's Parcel 273-000159.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200802190024641, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 11/13/13
Registered Surveyor No. 7191 Date

MONUMENT LEGEND

✕ R.R.S. FOUND
⬠ REBAR FOUND
○ IRON PIN FOUND
▣ MONUMENT BOX
● 3/4" IRON PIN SET



PARCEL 34-P
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

0 30 60

SCALE IN FEET

Prepared By

THE PROJECT BEARING DATUM IS BASED UPON
STATE PLANE GRID BEARINGS FROM THE OHIO
COORDINATE SYSTEM, SOUTH ZONE, NAD 83
(86), USING THE BEARING OF S 20°27'34" W
AS DERIVED FROM A GPS SURVEY OCCUPYING
FRANKLIN COUNTY ENGINEER'S STATIONS
"FRANK 73", AND "FCGS 6642 RESET".



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec


 Steven E. Roden 11/3/13
 Registered Surveyor #7191 Date

EXHIBIT A

CIP 1 of 1
PARCEL 08-009
PROJECT 34-T
Version Date DUBLIN MUP 05/18/12

**PARCEL 34-T
DUBLIN ROAD SOUTH MULTI-USE PATH
TEMPORARY EASEMENT
TO PERFORM MINOR GRADING**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 10 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to James A. and Catherine T. Harden, by deed of record in Instrument Number 200802190024641, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found marking the southeast corner of said Lot 10 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the southerly line of said Lot 10, to the **Point of True Beginning** of the herein described parcel, being 38.00 feet left of centerline station 163+79.37;

Thence continuing North 85 deg. 07 min. 37 sec. West, a distance of 7.28 feet along the southerly line of said Lot 10, to a point being 45.00 feet left of centerline station 163+77.39;

Thence North 20 deg. 43 min. 23 sec. East, a distance of 71.98 feet across said Lot 10 to a point being 45.00 feet left of centerline station 164+49.36;

Thence South 52 deg. 33 min. 03 sec. East, a distance of 7.31 feet across said Lot 10 to a point being 38.00 feet left of centerline station 164+47.26;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 67.89 feet across said Lot 10 to the **Point of True Beginning**, containing 0.011 acres, more or less.

Of the above described area, 0.011 acres are contained within Franklin County Auditor's Parcel 273-000159.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200802190024641, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

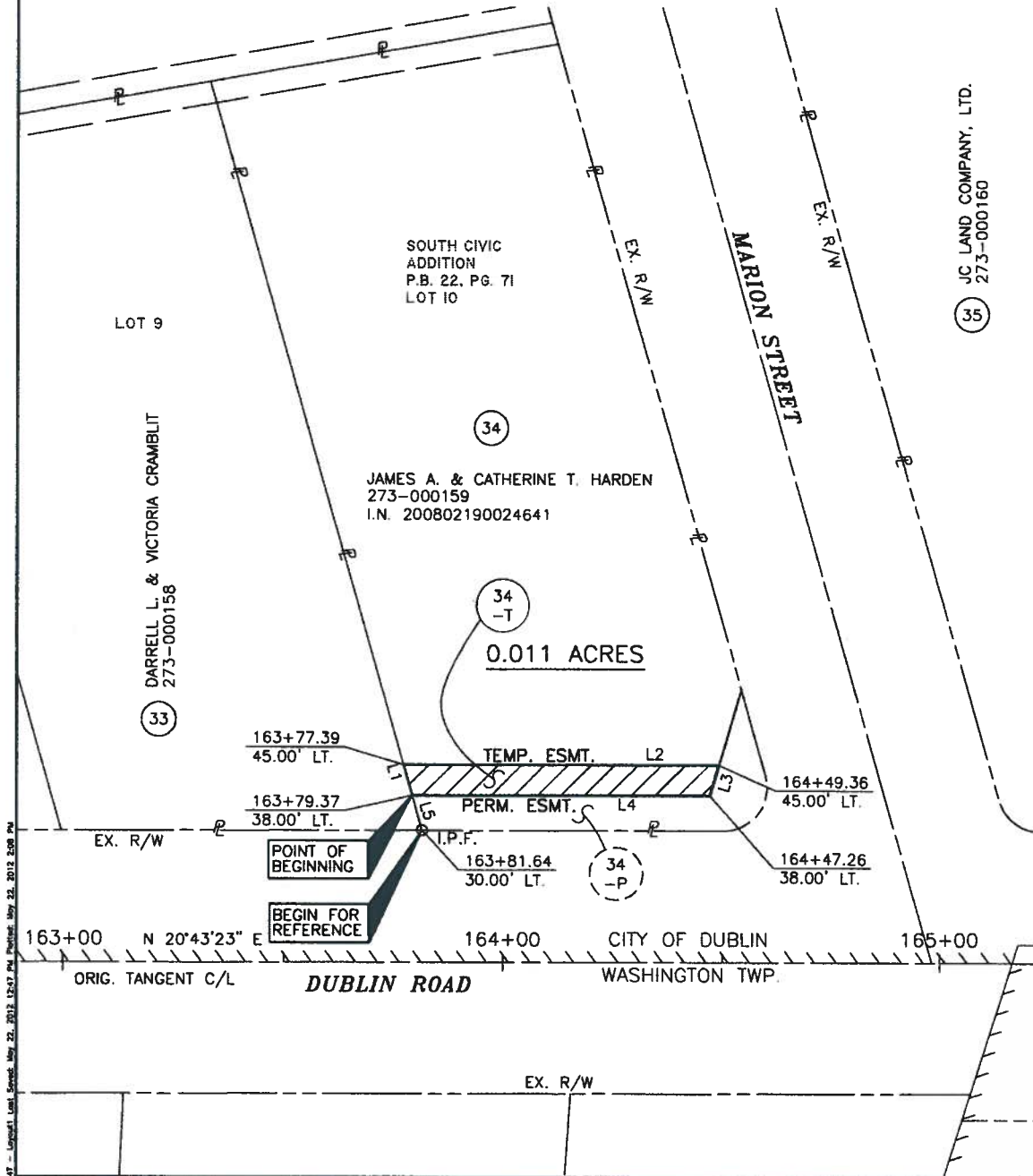
Steven E. Rader 5/22/12
Registered Surveyor No. 7191 Date

EXHIBIT B



MONUMENT LEGEND

- ◻ R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- MONUMENT BOX
- 3/4" IRON PIN SET



NUMBER	DIRECTION	DISTANCE
L1	N 85°07'37" W	7.28'
L2	N 20°43'23" E	71.98'
L3	S 52°33'03" E	7.31'
L4	S 20°43'23" W	67.89'
L5	N 85°07'37" W	8.32'

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec

Steven E. Rader
Registered Surveyor #7191

5/22/12
Date